

**4307 Dovercrest Drive**  
**Calgary, Alberta**

**MLS # A2217129**



**\$589,000**

<b>Division:</b>	Dover		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,026 sq.ft.	<b>Age:</b>	1973 (52 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Irregular Lot, Landscaping		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Quartz Counters, Separate Entrance, Vinyl Windows		

**Inclusions:** N/A

Welcome to this incredible home and opportunity! Located right across from Dover Park and on a playground zone this home is perfect for families, pet owners and anyone in between. With two separate entrances as well, this home provides additional income with its charming basement suite (currently rented for \$1600), with main floor living for new owners. On the main floor you have a large wide open space for the living area, a fantastic kitchen space with stainless steel appliances, quartz counters and a separate island for even more counter space. Off of the kitchen is your private deck with a BBQ gas hookup and access to the private yard. In the back you'll find the detached double garage, and a small shed that have both recently been repainted. To finish off the main floor down the hall, you'll find the primary bedroom with it's 3-piece ensuite bath , and across is the secondary bedroom and the main bathroom in between. As you go into the basement suite there will be the separate entrance that acts as mudroom with a closet for all your coats and shoes. As you continue down you'll find a beautiful layout with more than enough living space with a wood burning fireplace attached to the outfitted kitchen and dining room. Down the hall you'll find the laundry room, extra storage space and both bedrooms on the end with the main bathroom at the end. Open House Sunday (May 4, 12p.m.-3p.m.)